

Warehouse City Industrial Park (Bldg. #15)

1005 E. 22nd Street
Marion, Indiana 46953

For Lease

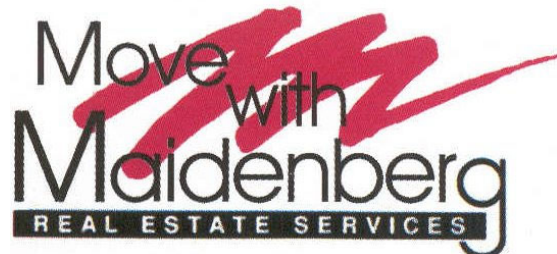


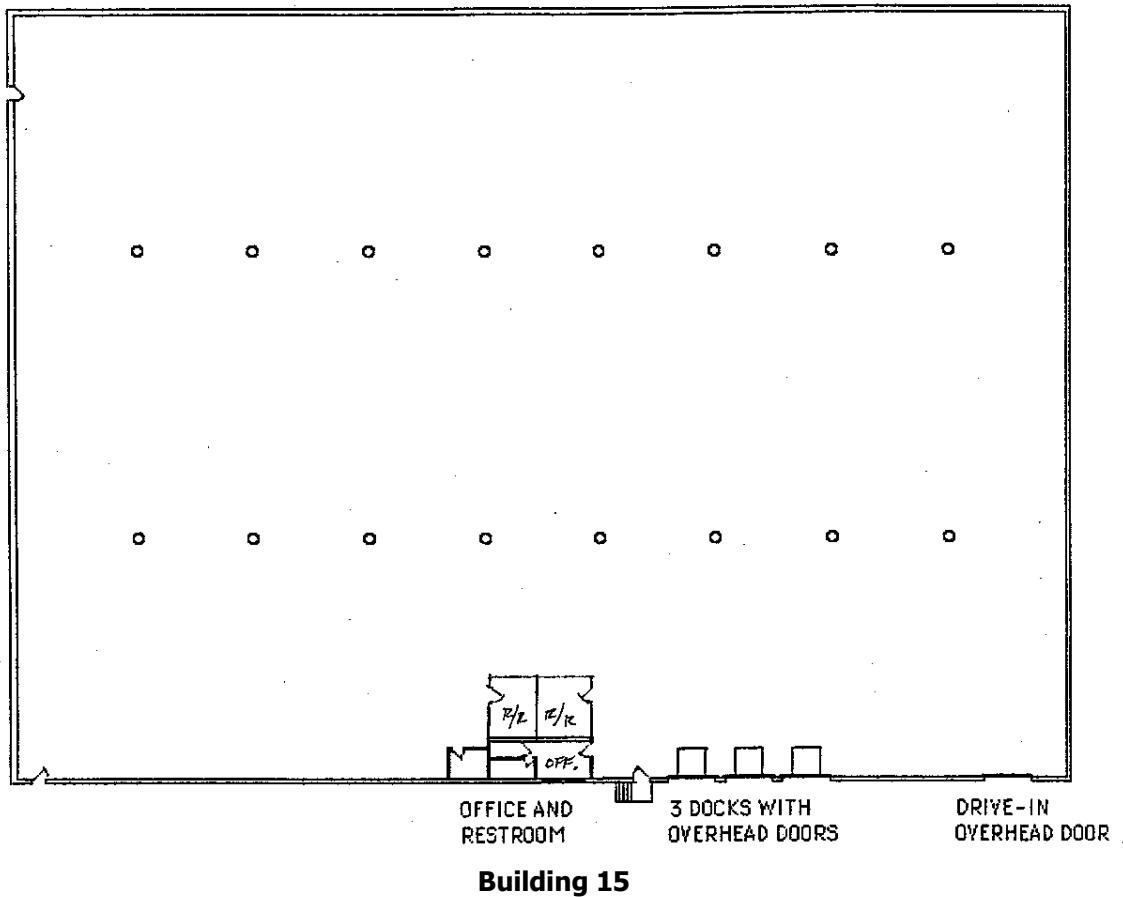
In excellent condition, this building is ideal for light industry, warehousing or distribution. It currently includes a small office, restrooms, 3 truck docks and a drive-in door. The building has gas overhead heaters, mercury vapor lighting and is fully insulated. The Warehouse City Industrial Park is located on the east side of Marion, close to State Road 18, which connects easily to Interstate 69.

Square Footage:	35,000
Dimensions:	160' x 218'
Bay Spacing:	24' x 60'
Ceiling Height:	Eave: 24' Clearance: 28'
Loading Facilities:	3-truck docks & 1-14'x14' drive in door
Stories:	1
Building Construction:	Built in 1975 (metal / masonry)
Floor:	6" concrete
Sprinkler System:	Yes: dry system
Parking:	Ample parking available
Lot Information:	Land available
Rail:	Conrail 60' away, potential siding
Zoning:	Light Industry
County/Township:	Grant County / Center Township

Maidenberg Real Estate Services

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Utility Information

Electric Service:	Supplied by American Electric Power Minimum voltage available: 120-240 3 phase Maximum voltage available: 480 3 phase
Water Service:	Supplied by City of Marion, Indiana Size of main: 8" looped Water pressure: 55 psi Flow tests available upon request
Sewer Service:	Supplied by City of Marion, Indiana Size of sewer line: 21" Capacity: 7.5 million daily average 12 million maximum capacity
Natural Gas Service:	Supplied by Vectren Energy Delivery Size of gas line: 3' Amount of gas available: 100,000 cu.ft./day (heating) 500,000 cu.ft./day (processing) Restrictions to hook up: none Pressure at building: 7" water column

The information contained here is believed reliable but cannot be guaranteed and is subject to change.